

THE PARADISE

8591 Blundell Rd. · Richmond, BC V6Y 1K2 · Brighthouse South



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1 FOR SALE
FROM \$1,098,000

1 SOLD · 12 MO
\$800,000-\$800,000

12-MO SOLD TREND
-10.1

Unit Mix

3 Bedroom

3 units
1,475 – 1,656 sf
from \$800,000

5 Bedroom

2 units
1,962 – 1,971 sf
from \$1,065,000

For Sale in The Paradise & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,098,000	5 / 3	1971 sf	\$557	21 8591 BLUNDELL ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$800,000	3 / 3ba	1475 sf	\$542	2026-04-22
\$1,065,000	5 / 3ba	1962 sf	\$543	2021-10-10
\$850,000	3 / 3ba	1656 sf	\$513	2021-09-28
\$890,000	3 / 3ba	1475 sf	\$603	2021-04-20

Value & Financing

Price Positioning

\$557 /sq ft

Active listings here average **\$557/sf** vs **\$784/sf** across Brighthouse South.

29% below area average

Mortgage Snapshot

\$5,259 /mo

Entry price (from) **\$1,098,000**

20% down payment **\$219,600**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 1992	LEVELS 4	SUITES 39	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3405	MANAGEMENT 604 Real Estate

Overview

The Paradise - 8591 Blundell Road, Richmond, BC V6Y 1K2, NWS3405 - Located on Blundell Road and Garden City Road in a popular Brighthouse South subarea. The Paradise is well known for its prime location. It's a well-managed and maintained complex with new roof in 2008. It is close to transit, parks, restaurants, coffee shops, minutes to Shoppers Drug Mart and IGA at Garden City Mall, schools of all levels and sport facilities. Direct access to the Vancouver-Blaine Highway and other major routes allows an easy commute to surrounding destinations including Richmond shopping Centre, Lansdowne Centre, Steveston Village and provides direct routes to Vancouver, New Westminster and Surrey. The Paradise is just a short stroll to RC Palmer

Secondary and Garden City Elementary Schools, Saigon City Vietnamese Restaurant, J Malone's Bar and Grill and Ricky's All Day Grill. The Paradise is quality built European style complex that offers 39 very unique, bright and spacious units in a well maintained four level townhomes built in 1992. Homes feature 12' high ceiling in living room, functional floor plan, cozy fireplace and skylight, lots of windows, gardening and garbage pickup. Main floor has a foyer area, laundry, access to garage. Homes offer private fenced extra-large back yard, two car garage and recreation room on top floor with wet bar and three balconies! The Paradise offers luxury living in the heart of the desirable Garden City Area with townhouse living at its best!

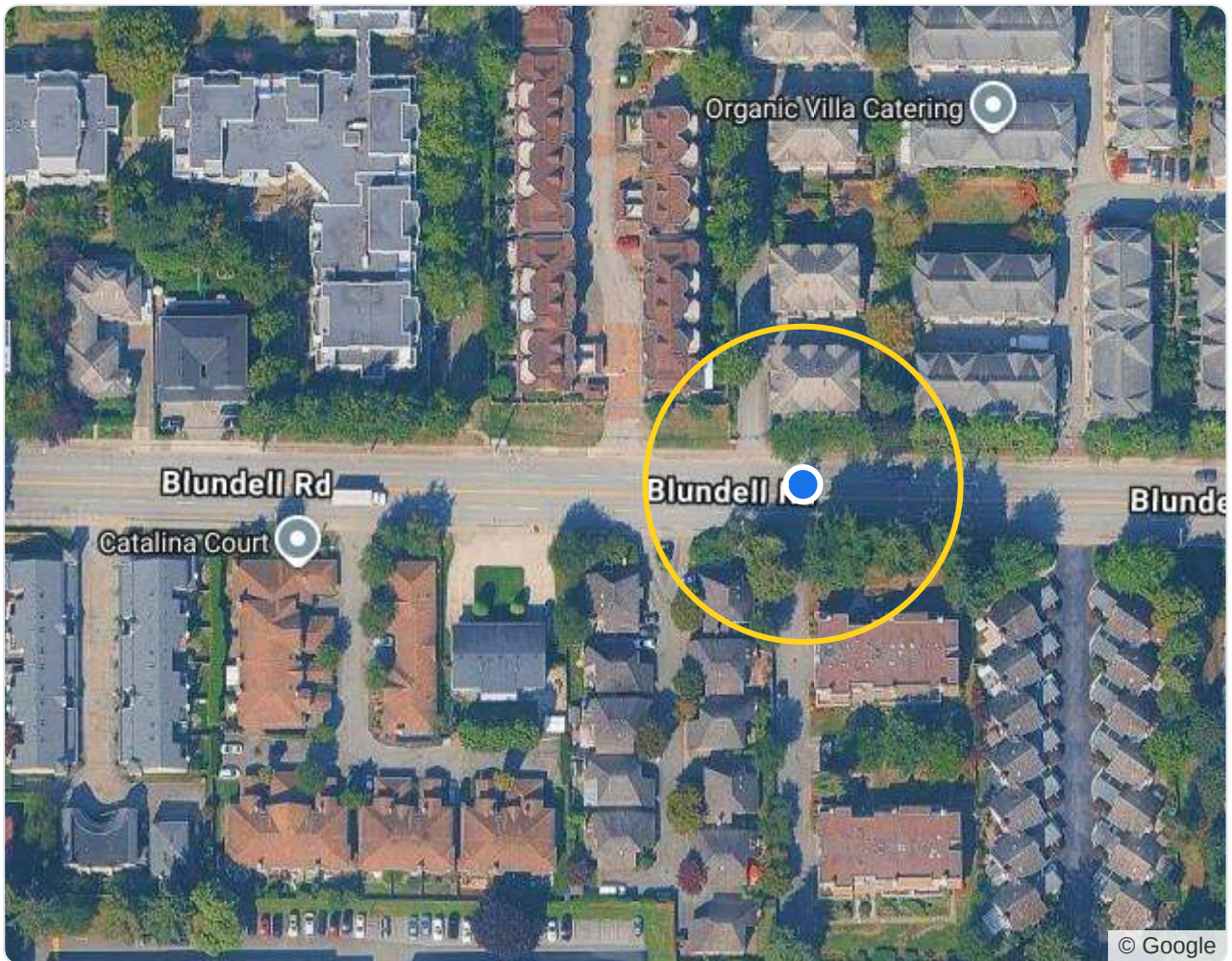
Amenities & Features

- ✓ In Suite Laundry
 - ✓ Recreation Center
- ✓ Playground

Maintenance Fees Include

- ✓ Garbage Pickup
 - ✓ Gas
- ✓ Gardening
 - ✓ Management

Location



Les Twarog

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